

# TRANSECT ZONE – T2 RURAL

**General Character:** Primarily agricultural with woodland & wetlands and scattered buildings | **Building Placement:** Variable setbacks | **Frontage Types:** Not applicable | **Typical Building Height:** 1-to-2 story | **Types of Civic Space:** Parks, greenways

## ► SUMMARY OF REQUIREMENTS (TABLE 14):

### LOT OCCUPATION

|              |           |
|--------------|-----------|
| Lot Width    | 120' min. |
| Lot Coverage | 30% max.  |

### SETBACKS—PRINCIPAL BUILDING

|                   |                |
|-------------------|----------------|
| Front (principal) | 48' min.       |
| Front (secondary) | 48' min.       |
| Side              | 96' min.       |
| Rear              | 96' min.       |
| Frontage Buildout | Not applicable |

### SETBACKS—OUTBUILDING

|       |                            |
|-------|----------------------------|
| Front | 20' min + building setback |
| Side  | 3' or 6'                   |
| Rear  | 3' min.                    |

### BUILDING DISPOSITION (TABLE 9)

|                 |          |
|-----------------|----------|
| Types Permitted | Edgeyard |
|-----------------|----------|

### PRIVATE FRONTAGES (TABLE 7)

|                 |             |
|-----------------|-------------|
| Types Permitted | Common yard |
|-----------------|-------------|

### BUILDING CONFIGURATION (TABLE 8)

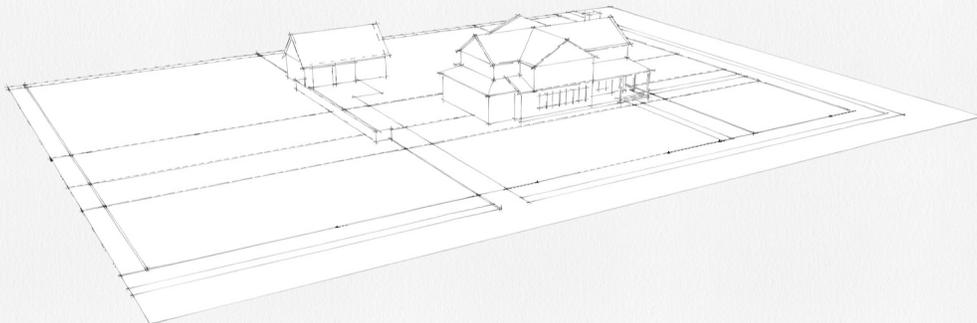
|                    |                |
|--------------------|----------------|
| Principal Building | 2 stories max. |
| Outbuilding        | 2 stories max. |

### BUILDING FUNCTION (TABLES 10 & 11)

|                |                                      |
|----------------|--------------------------------------|
| Restricted Use | Residential, Lodging, Office, Retail |
|----------------|--------------------------------------|

## ► BUILDING SCALE PLAN REQUIREMENTS (21.50):

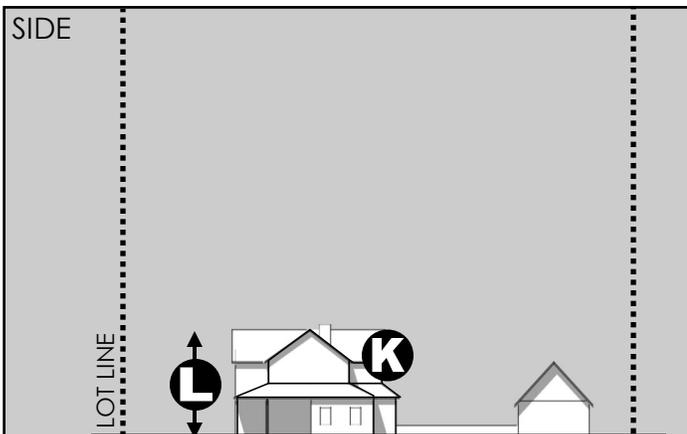
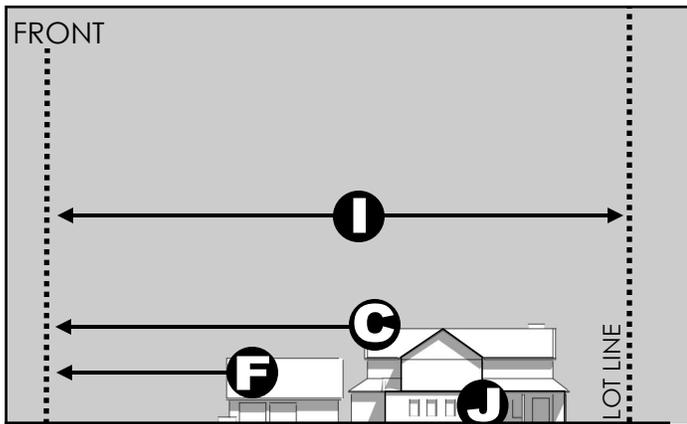
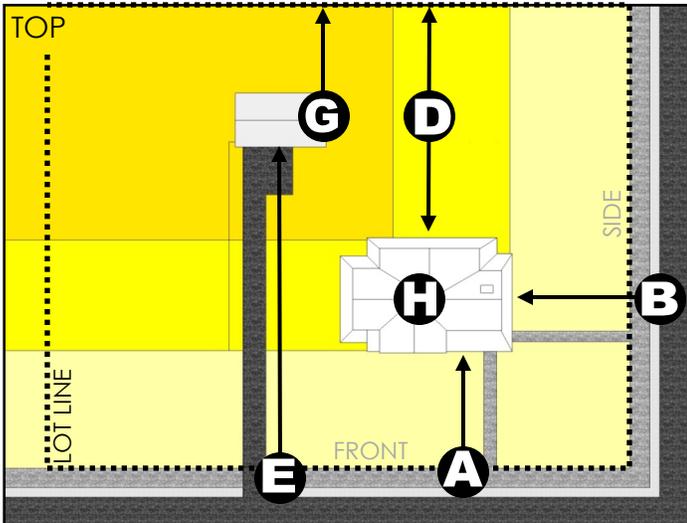
|                                 |           |                             |           |
|---------------------------------|-----------|-----------------------------|-----------|
| Instructions:                   | 21.50.010 | Parking Location Standards: | 21.50.100 |
| Building Disposition:           | 21.50.060 | Landscape Standards:        | 21.50.110 |
| Building Configuration:         | 21.50.070 | Signage Standards:          | 21.50.120 |
| Building Function:              | 21.50.080 | Natural Drainage Standards: | 21.50.130 |
| Parking & Density Calculations: | 21.50.090 | Architectural Standards:    | 21.50.140 |



# TRANSECT ZONE – T2 RURAL

## ► SITE SPECIFIC REQUIREMENTS

### BUILDING CONFIGURATION (TABLE 8):



|          |  |                                       |
|----------|--|---------------------------------------|
| <b>A</b> | FRONT SETBACK (PRIMARY)                              | 48' min.                              |
| <b>B</b> | SIDE STREET SETBACK (SECONDARY)                      | 48' min.                              |
| <b>C</b> | SIDE SETBACK   | 96' min.                              |
| <b>D</b> | REAR SETBACK   | 96' min.                              |
| <b>E</b> | OUTBUILDING FRONT SETBACK                            | Front plus 20'                        |
| <b>F</b> | OUTBUILDING SIDE SETBACK                             | 3' or 6'                              |
| <b>G</b> | OUTBUILDING REAR SETBACK                             | 3' min.                               |
|          | PERMITTED FRONT OR SIDE STREET SETBACK ENCROACHMENTS | Not applicable                        |
|          | PERMITTED FRONT OR SIDE STREET SETBACK ENCROACHMENTS | Not applicable                        |
|          | FRONTAGE BUILDOUT                                    | Not applicable                        |
| <b>H</b> | LOT COVERAGE   | 30% max.                              |
| <b>I</b> | LOT WIDTH  | 120' min.                             |
| <b>J</b> | FIRST STORY HEIGHT                                   | 11' – 14'                             |
| <b>K</b> | UPPER STORY HEIGHT                                   | 11', excluding roof, parapet, chimney |
| <b>L</b> | STORIES  | 2 max principal and outbuilding       |
|          | FIRST LAYER  | Not applicable                        |
|          | SECOND LAYER   | Not applicable                        |
|          | THIRD LAYER  | Not applicable                        |

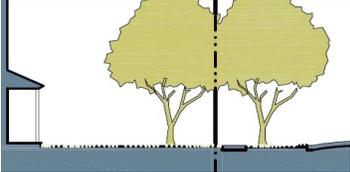
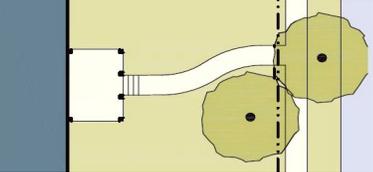
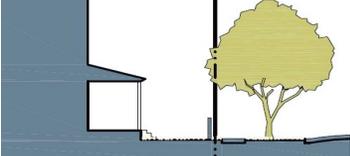
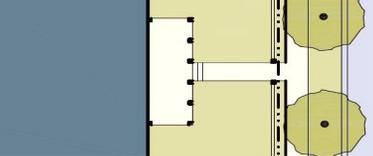
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## ► SITE SPECIFIC REQUIREMENTS

### BUILDING FUNCTION & USE (TABLE 12):

| BUILDING FUNCTION | PERMITTED USE  |
|-------------------|--|
| RESIDENTIAL       | House, Villa, Accessory Unit   |
| HOTEL             | Inn (up to 12 rooms), Bed & Breakfast (up to 5 rooms)                      |
| OFFICE            | Not permitted  |
| RETAIL            | Bed & breakfast (up to 5 rooms)  |
| CIVIC             | Fountain or public art, Outdoor auditorium, Playground, Religious assembly |
| AGRICULTURE       | Grain storage, Livestock Pen, Greenhouse, Stable, Kennel                   |
| AUTOMOTIVE        | Gasoline, Rest stop, Roadside stand  |
| CIVIL SUPPORT     | Cemetery   |
| EDUCATION         | Other-childcare center   |
| INDUSTRIAL        | Not permitted  |

### PRIVATE FRONTAGES (TABLE 7):

|                          |  |  |   |
|--------------------------|--|--|---|
| <b>Common Yard</b>       |   |   | A planted frontage wherein the façade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares |
| <b>Porch &amp; Fence</b> |  |  | A planted frontage wherein the façade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains street spatial definition. Porches shall be no less than 8 feet deep.   |

### PARKING DENSITY (TABLE 11):

| BUILDING FUNCTION | REQUIRED PARKING  |
|-------------------|---|
| RESIDENTIAL       | 2.0 spaces per dwelling   |
| LODGING           | 1.0 spaces per bedroom  |
| OFFICE            | 3.0 spaces per 1000 sq. ft.   |
| RETAIL            | 4.0 spaces per 1000 sq. ft.   |
| CIVIC             | Determined by Chapter 20.14 and Appendix C of the El Paso Municipal Code. On street parking available along the corresponding frontage lines shall be counted toward the parking requirement of the building on the lot. The required parking may also be provided within one-quarter mile of the site it serves. |
| OTHER             | See requirements for Civic  |

### PARKING LOCATION STANDARDS (21.50.100):

- |          |   |  |
|----------|---|--|
| <b>A</b> | 1 | Parking shall be accessed by rear alleys or rear lanes, when such are available or are indicated on the regulating plan.   |
|          | 2 | Open parking areas shall be masked from the frontage by a building or streetscreen.  |
|          | 3 | For buildings on B-Grids, open parking areas may be allowed unmasked on the frontage.  |
| <b>B</b> | 1 | Open parking areas shall be located at the second and third lot layers, except that driveways, drop-offs, and unpaved parking areas may be located at the first lot layer (Table 17d). |
|          | 2 | Garages shall be located at the third lot layer except that side- or rear-entry types may be allowed in the first or second lot layer.   |

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## ► SITE SPECIFIC REQUIREMENTS

### LANDSCAPING REQUIREMENTS (21.50.110):

|          |          |  |
|----------|----------|--|
| <b>A</b> | <b>1</b> | Impermeable surface shall be confined to the ratio of lot coverage specified in Table 14f.   |
| <b>B</b> | <b>1</b> | The first layer may not be paved, with the exception of driveways as specified in Section 21.50.100 (B) and Section 21.50.100 (C ). (Table 17d). |

## ► OTHER TITLE 21 REQUIREMENTS APPLICABLE TO T2

|                  |          |          |  |
|------------------|----------|----------|--|
| <b>21.30.050</b> | <b>B</b> | <b>1</b> | Civic Buildings and Civic Spaces within T1 and T2 zones shall be permitted only when approved by City Council when the regulating plan is approved   |
| <b>21.30.070</b> | <b>A</b> | <b>4</b> | Within the most rural zones (T1 and T2) pedestrian comfort shall be a secondary consideration of the thoroughfare. Design conflict between vehicular and pedestrian generally shall be decided in favor of the vehicle.  |
|                  |          | <b>6</b> | Cul-de-sacs are explicitly discouraged and shall be subject to approval in T2 and T3 by Warrant only where there are exceptional topographic conditions that do not allow through connections  |
|                  | <b>C</b> | <b>2</b> | The Public Frontage shall include native trees of various species, naturalistically clustered, as well as understory. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance   |
| <b>21.30.100</b> | <b>A</b> | <b>1</b> | In case of conflict, the natural environment shall have priority in the more rural zones (T1-T3)   |
| <b>21.50.070</b> | <b>A</b> | <b>2</b> | Buildings on corner lots shall have two Private Frontages as shown in Table 17. Prescriptions for the parking layers pertain only to the Principal Frontage. Prescriptions for the first layer pertain to both frontages.  |
|                  |          | <b>4</b> | Stories may not exceed 14 feet in height from finished floor to finished floor, except for a first floor commercial function, which shall be a minimum of eleven feet and may be a maximum of 25 feet. A single floor level exceeding 14 feet, or 25 at ground level, shall be counted as two stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional floor.                        |
|                  | <b>B</b> | <b>1</b> | The minimum size of a dwelling within a principal building shall be 300 square feet in interior space. Outbuildings may be any size, not to exceed 400 square feet.  |
| <b>21.50.080</b> | <b>B</b> | <b>1</b> | Accessory functions of restricted lodging or restricted office shall be permitted within an outbuilding. See Table 10.   |
| <b>21.50.090</b> | <b>A</b> | <b>1</b> | Buildable density on a lot shall be determined by the actual parking provided within the lot as applied to the functions permitted in Table 10   |
| <b>21.50.120</b> |          |          | Refer to Signage Module.   |
| <b>Table 9</b>   |          |          | Building Disposition: Edgeward   |
| <b>Table 10</b>  | <b>A</b> |          | Residential Restricted: The number of dwellings on each lot is restricted to 4 within a principal building and 1 within an accessory building, with 2 parking places for each. The habitable area of the accessory dwelling shall not exceed 500 square feet.  |
|                  | <b>B</b> |          | Restricted Lodging: The number of bedrooms available on each lot for lodging is limited by the requirement of 1 assigned parking place for each bedroom, up to five, in addition to the parking requirement for the dwelling. The lodging must be owner occupied. Food service may be provided in the AM. The maximum length of stay shall not exceed ten days.  |
|                  | <b>C</b> |          | Restricted Office: The building area available for office use on each lot is restricted to the first story of the principal or the accessory building and by the requirement of 3 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling.  |
|                  | <b>D</b> |          | Restricted Retail: The building area available for retail use is restricted to one Block corner location at the first story for each 300 dwelling units and by the requirement of 4 assigned parking spaces per 1,000 square feet of net retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 20. |